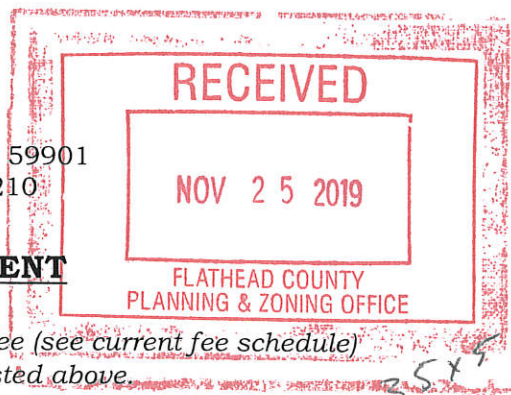


Flathead County Planning & Zoning

40 11th Street West, Suite 220 Kalispell, MT 59901
Telephone 406.751.8200 Fax 406.751.8210



PETITION FOR ZONING AMENDMENT

Submit this application, all required information, and appropriate fee (see current fee schedule) to the Planning & Zoning office at the address listed above.

FEE ATTACHED \$ 865 + 175 = 1040

APPLICANT/OWNER:

1. Name: Scott Rube / 2u2u LLC Phone: 406 291 0504
2. Mail Address: PO Box 4357
3. City/State/Zip: Whitefish, MT 59927
4. Interest in property: owner

Check which applies:



Map Amendment



Text Amendment:

TECHNICAL/PROFESSIONAL PARTICIPANTS:

Name: WGM Group / Bruce Lutz Phone: 406 250 1410
Mailing Address: 431 1st Ave West
City, State, Zip: Kalispell MT 59937
Email: blutz@wgmgroup.com

IF THE REQUEST PERTAINS TO AN AMENDMENT TO THE TEXT OF THE ZONING REGULATIONS, PLEASE COMPLETE THE FOLLOWING:

- A. What is the proposed zoning text/map amendment?

IF THE REQUEST PERTAINS TO AN AMENDMENT TO THE ZONING MAP PLEASE COMPLETE THE FOLLOWING:

- A. Address of the property: Unknown, Kalispell MT 59901
B. Legal Description: Tract / Survey # 1633, Lot 4
(Lot/Block of Subdivision or Tract #)

18 - 29 - 21
Section Township Range

(Attach sheet for metes and bounds)

- C. Total acreage: 5.0

- D. Zoning District: _____

- E. The present zoning of the above property is: SAG 10

- F. The proposed zoning of the above property is: B-3/HO

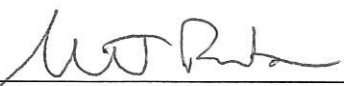
- G. State the changed or changing conditions that make the proposed amendment necessary: provide zoning to allow business land building(s) and

to develop transportation easement / frontage road to provide access to properties to the south. increasing ease and safety.

THE FOLLOWING ARE THE CRITERIA BY WHICH ZONING AMENDMENTS ARE REVIEWED. PLEASE PROVIDE A RESPONSE AND DETAILED EXPLANATION FOR EACH CRITERION FOR CONSIDERATION BY THE PLANNING STAFF, PLANNING BOARD, AND COMMISSIONERS.

1. Is the proposed amendment in accordance with the Growth Policy/Neighborhood Plan?
2. Is the proposed amendment designed to:
 - a. Secure safety from fire and other dangers?
 - b. Promote public health, public safety and the general welfare?
 - c. Facilitate the adequate provision of transportation, water, sewerage, schools, parks and other public requirements?
3. Does the proposed amendment consider:
 - a. The reasonable provision of adequate light and air?
 - b. The effect on motorized and non-motorized transportation systems?
 - c. Compatible urban growth in the vicinity of cities and towns that at a minimum must include the areas around municipalities?
 - d. The character of the district and its peculiar suitability for particular uses?
 - e. Conserving the value of buildings and encouraging the most appropriate use of land throughout the jurisdictional area?
4. Is the proposed amendment, as nearly as possible, compatible with the zoning ordinances of nearby municipalities?

The signing of this application signifies approval for the Flathead County Planning & Zoning staff to be present on the property for routine monitoring and inspection during approval process.


Owner/Applicant Signature(s)

11/19/19
Date

1. This piece of property is located within the boundary of the Flathead County Growth policy. The growth policy Map identifies the property as "agriculture". The Flathead County Growth Policy Map is not a future land use designation map that is traditionally used with a growth policy but an existing land use map that generally depicts the existing zoning categories as its base. SAG - 10 designation is a land use category that is consistent with and generally conforms to the Agriculture designation. This piece of land is not appropriate for residential use.

The Flathead County Growth Policy identifies a number of goals and policies that support the proposed Map Amendment.

G 2 - Preserve the rights of property owners to the use, enjoyment and value of their property and protect the same rights for all property owners.

P.3.3 -Maintain flexibility of land use options to forest and agriculture land owners by focusing on mitigating the negative impacts of development.

2a. This piece of property is located in the West Valley Fire district. It is also close to both the Whitefish and Kailspell cities fire stations. Due to its location directly on Hwy 93 it is easily accessible.

2b. Requested B3 HO will allow development of a medical complex to serve the local community. The Flathead County Sheriff's office provides police protection and the West Valley Fire District provides fire and ambulance services to this location. The proposed zoning designation will continue to promote the health, safety and general well fare of the public.

2c. This property is located on HWY 93. Presently this lot would have its own water well and septic system. This piece of property will have no impact on parks or schools.

3a. All development will follow commercial bulk and dimensional standards. This will follow same responsibility as other closely located B3 lots.

3b. The requested B3 HO will be responsible for having a pedestrian and bike path. Again, this lot is located directly on HWY 93 allowing motorized traffic.

3c. Proposed development will be compatible with future development by the city of Kalispell. There are presently B3 zoned properties both in the city of Kalispell and Flathead County in close proximity.

3d. This piece of property will be in close proximity of already approved high density and commercial zoning which has already been approved by city of Kalispell. There are already business zoned properties on Hwy 93 close to this piece of land.

3e. This piece of land is located on Hwy 93. This piece is not appropriate for residential use. B3 HO is the best use of this land.

4. This piece of land is in close proximity of other business zoned properties in the city of Kalispell and in the Flathead county.